

**CITY OF PRINCETON**

**ORDINANCE NO. 2017-09-25**

**AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM “C2”, COMMERCIAL 2 & “SF-1” SINGLE FAMILY RESIDENTIAL TO “PD 13” PLANNED DEVELOPMENT 13, ON A PORTION OF THE JOHN SNYDER SURVEY, ABSTRACT NO. 865 AND THE JOHN H. STANFORD SURVEY, ABSTRACT NO. 866; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the owner of the property generally described as 297 acres of land situated in the John Snyder Survey, Abstract No. 865 and the John H. Stanford Survey, Abstract No. 866, City of Princeton, Collin County, Texas, as reflected on the map shown in Exhibit A; and

**WHEREAS,** the tract of land subject of this zoning amendment from “C2” Commercial & “SF-1” Single Family Residential to “PD 13” Planned Development 13, is more particularly described by metes and bounds description set forth in Exhibit B; and

**WHEREAS,** the Planning and Zoning Commission held a public hearing, heard the case on September 18, 2017 and recommended approval of the zoning amendment from “C2” Commercial & “SF-1” Single Family Residential to “PD 13” Planned Development 13 on September 18, 2017 and

**WHEREAS,** the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “C2” Commercial & “SF-1” Single Family Residential to “PD 13” Planned Development 13 on September 25, 2017 and

**WHEREAS,** the property subject of Planned Development No. 13, shall be subject to specific Development Regulations, attached hereto as Exhibit C; and

**WHEREAS,** all legal requirements, conditions and pre requisites having been complied with, the case now comes before the City Council for the City of Princeton for final consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS:**

**Section 1.** That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

**Section 2.** The Comprehensive Zoning Ordinance Number 2016-01-25-01 of the City of Princeton be, and the same is hereby, amended by amending the Zoning Map of the City of Princeton so as to reflect the property described in Exhibits A and B

the zoning change classification from "C2" Commercial & "SF-1" Single Family Residential to "PD 13" Planned Development 13.

**Section 3.** That Planned Development No. 13 shall be subject to the Development Regulations attached hereto as Exhibit C and incorporated herein by reference as if fully set forth herein and for all purposes.

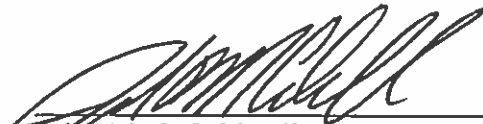
**Section 4.** That all ordinances of the City of Princeton in conflict with the provisions of this Ordinance be, and are the same hereby repealed, and all other provisions of the ordinances of the City of Princeton not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section 5.** If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**Section 6.** Any person, firm or corporation who violates any provision of this Ordinance or Princeton's Comprehensive Zoning Ordinance No. 2016-01-25-01 shall be deemed guilty of a misdemeanor, and upon conviction therefor, shall be fined in a sum not exceeding Two Thousand Dollars (\$2000.00), and each and every day such violation continues shall be continued a separate offense; provided, however, such penal provision shall not preclude a suit to enjoin such violation.

**Section 7.** This ordinance shall become effective from and after its adoption and publication as required by law.

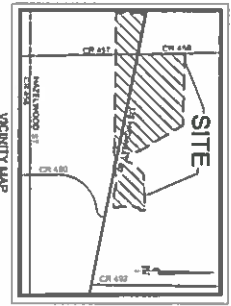
DULY PASSED AND APPROVED by the City Council of the City of Princeton, Texas, on this 21st day of August, 2017.

  
\_\_\_\_\_  
John-Mark Caldwell, Mayor

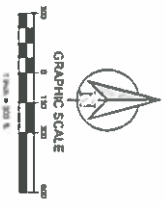
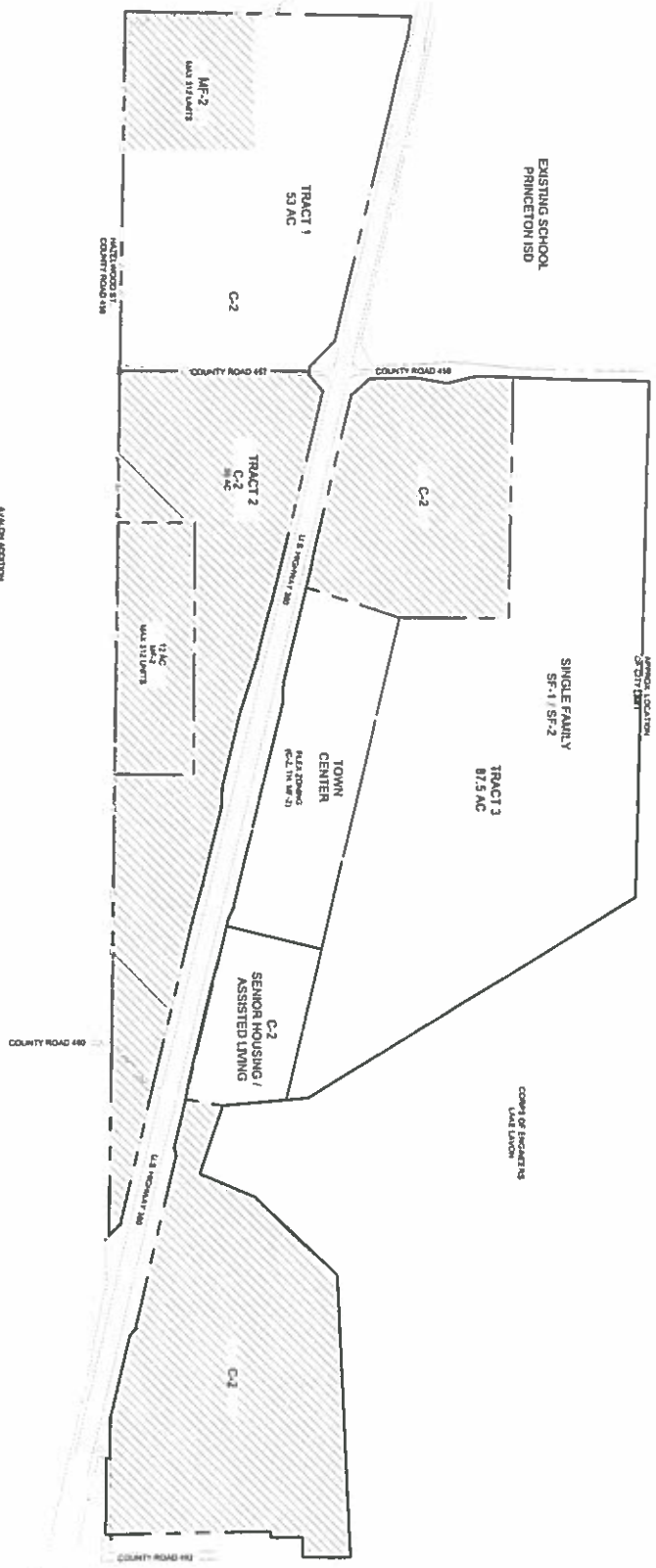
ATTEST:

  
\_\_\_\_\_  
Lesia Gronemeier, City Secretary





# "EXHIBIT A"



DATE	DESCRIPTION

ZONING EXHIBIT

NO.	DATE	BY

**PRINCETON CROSSROADS**  
 U.S. 380 & BOORMAN LN  
 PRINCETON, TEXAS

PERMITTED FOR THE PROJECT ONLY  
 NOT BE USED FOR ANY OTHER PROJECTS  
 WITHOUT THE WRITTEN PERMISSION OF  
 CLAYMOORE ENGINEERING



STATE OF TEXAS  
COUNTY OF COLLIN

BEING a tract of land situated in the John Snyder Survey, Abstract No. 865 and the John H. Stanford Survey, Abstract No. 866 in Collin County, Texas and being all of a tract of land as described in a deed to Thomas Craig and recorded in Volume 3008, Page 19 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the intersection to the northerly right-of-way line of State Highway 380 (a variable width right-of-way) and the easterly right-of-way line of County Road 458 (a variable width right-of-way);

THENCE along the easterly right-of-way line of County Road 458 as follows:

N 42° 20' 20" W a distance of 126.72 feet to a 1/2 inch iron rod set for corner;

N 01° 28' 28" W a distance of 243.40 feet to a 1/2 inch iron rod set for corner;

N 09° 48' 19" E a distance of 161.75 feet to a 1/2 inch iron rod set for corner;

N 13° 32' 38" W a distance of 143.46 feet to the beginning of a non-tangent curve to the right having a radius of 3995.00 feet, a chord bearing N 00° 57' 10" E and a chord distance of 198.61 feet;

Along said non-tangent curve to the right through a central angle of 02° 50' 55" for an arc length of 198.63 feet to a 1/2 inch iron rod set for corner;

N 02° 22' 39" E a distance of 118.05 feet to the beginning of a curve to the left having a radius of 12316.80 feet, a chord bearing N 01° 27' 21" E and a chord distance of 396.24 feet;

Along said curve to the left through a central angle of 01° 50' 36" for an arc length of 396.26 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 9965.01 feet, a chord bearing N 01° 04' 42" E and a chord distance of 189.41 feet;

Along said curve to the right through a central angle of 01° 05' 21" for an arc length of 189.41 feet to a 1/2 inch iron rod set for the most southwesterly corner of a tract of land described in a deed to MI Real Estate Partners LTD. and recorded in Document No. 01-0058812 (DRCCT);

THENCE departing the easterly right-of-way line of County Road 458 and along the southerly line of said MI Real Estate Partners LTD. tract;

THENCE S 88° 38' 23" E a distance of 2661.35 feet to a concrete Corps of Engineers monument found in the westerly line of the Corps of Engineers tract for Lake Lavon;

THENCE southerly line of said MI Real Estate Partners LTD. Tract and along the westerly line of the Corps of Engineers tract as follows:

S 31° 24' 00" E a distance of 1983.19 feet to a point (from which a concrete Corps of Engineers monument found bears N 39° 53' 37" W a distance of 0.84 feet) for corner;

S 05° 16' 59" E a distance of 440.51 feet to a point (from which a concrete Corps of Engineers monument found bears N 72° 06' 29" E a distance of 1.63 feet) for corner;

S 71° 32' 27" E a distance of 370.29 feet to a 1/2 inch iron rod set for corner;

N 23° 02' 48" E a distance of 300.78 feet to a point (from which a wood fence post found bears N 85° 38' 52" E a distance of 0.58 feet) for corner;

N 43° 31' 32" E a distance of 182.87 feet to a 1/2 inch iron rod set for corner;

N 43° 06' 34" E a distance of 216.32 feet to a point (from which a concrete Corps of Engineers monument found bears N 02° 22' 18" E a distance of 0.70 feet) for corner;

N 43° 14' 16" E a distance of 190.32 feet to a 1/2 inch iron rod set for corner;

N 87° 24' 12" E a distance of 421.57 feet to a 1/2 inch iron rod set for corner;

N 87° 16' 05" E a distance of 591.96 feet to a 1/2 inch iron rod set for corner;

N 87° 20' 59" E a distance of 441.49 feet to a concrete Corps of Engineers monument found for the most northwesterly corner of a tract described in a deed to Betsy Jean Reed and recorded in Document No. 94-0094084 (DRCCT);

THENCE departing the westerly line of the Corps of Engineers tract and along the westerly line of said Betsy Jean Reed tract as follows:

S 00° 01' 38" E a distance of 248.98 feet to a point (from which a wood fence post found bears S 81° 21' 12" W a distance of 1.31 feet) for corner;

N 89° 57' 08" W a distance of 104.68 feet to a point (from which a 5/8 inch iron rod found bears N 13° 00' 36" W a distance of 1.67 feet) for corner;

S 01° 27' 55" E a distance of 162.33 feet to a 5/8 inch iron rod found for corner;

S 87° 54' 30" W a distance of 32.38 feet to a 1/2 inch iron rod set for corner;

S 01° 08' 53" E a distance of 849.68 feet to a 1/2 inch iron rod set for corner in the northerly line of the Danmark Addition, an addition to the City of Princeton as recorded in Cabinet P, Page 518 (DRCCT) and the centerline of County Road 492 (a 40 foot prescriptive right-of-way);

THENCE departing the westerly line of said Betsy Jean Reed tract and along the northerly line of said Danmark Addition N 89° 27' 16" W a distance of 394.48 feet to a 5/8 inch iron rod found for the most northwesterly corner of said Danmark Addition, said iron rod also being in the northerly right-of-way line of said State Highway 380;

THENCE departing the northerly line of said Danmark Addition and along the northerly right-of-way line of said State Highway 380 as follows:

N 07° 20' 10" E a distance of 18.57 feet to a concrete right-of-way monument found for corner;

N 89° 22' 22" W a distance of 211.14 feet to a point (from which a concrete right-of-way monument found bears N 24° 40' 28" E a distance of 1.96 feet) for corner;

N 76° 39' 26" W a distance of 433.12 feet to a point (from which an aluminum right-of-way monument found bears S 80° 16' 35" E a distance of 0.57 feet) for corner;

N 50° 12' 04" W a distance of 47.25 feet to a point (from which an aluminum right-of-way monument found bears S 55° 13' 19" E a distance of 2.59 feet) for corner;

N 76° 45' 23" W a distance of 914.74 feet to a concrete right-of-way monument found for corner;

S 74° 53' 00" W a distance of 41.01 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 40" W a distance of 260.00 feet to a 1/2 inch iron rod set for corner;

N 79° 28' 25" W a distance of 100.12 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 40" W a distance of 500.00 feet to a point (from which a 5/8 inch iron rod found bears S 82° 46' 38" E a distance of 13.63 feet) for corner;

N 75° 10' 44" W a distance of 200.06 feet to a point (from which an aluminum right-of-way monument found bears S 84° 22' 04" E a distance of 13.72 feet) for corner;

N 76° 36' 40" W a distance of 150.00 feet to a 1/2 inch iron rod set for corner;

N 65° 18' 04" W a distance of 60.52 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 00" W a distance of 1086.31 feet to a 1/2 inch iron rod set for corner;

N 87° 45' 29" W a distance of 110.17 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 40" W a distance of 595.44 feet to a 1/2 inch iron rod set for corner;

N 79° 27' 47" W a distance of 100.51 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 40" W a distance of 823.90 feet to the Point of Beginning;

Containing within these metes and bounds 187.102 acres or 8,150,177 square feet of land more or less.

STATE OF TEXAS  
COUNTY OF COLLIN

BEING a tract of land situated in the John Snyder Survey, Abstract No. 865 and the John H. Stanford Survey, Abstract No. 866 in Collin County, Texas and being all of a tract of land as described in a deed to Thomas Craig and recorded in Volume 3581, Page 124 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

BEGINNING at a nail and washer found for the intersection to the centerline of Hazelwood Street (County Rd. 456 a 40 foot prescriptive rights right-of-way) and the centerline of Boorman Lane (County Rd. 457 a 40 foot prescriptive rights right-of-way), said iron rod also being the most southeasterly corner of a tract of land as described in a deed to Thomas Craig, Stephen Dudley Heard and Lillie Heard Memorial Trust and recorded in Volume 3008, Page 1 (DRCCT);

THENCE along the centerline of County Road 457 N 00° 03' 24" E a distance of 972.97 feet to a 1/2 inch iron rod set for the most northeasterly corner of said Thomas Craig, Stephen Dudley Heard and Lillie Heard Memorial Trust tract and the intersection of the centerline of said Boorman Lane and the southerly right-of-way line of US Highway 380 (a variable width right-of-way);

THENCE departing the centerline of said Boorman Lane and along the southerly right-of-way line of US Highway 380 as follows:

N 89° 58' 55" E a distance of 20.50 feet to a concrete ROW monument found for corner;

N 49° 28' 21" E a distance of 109.18 feet to a 1/2 inch iron rod found for corner;

S 76° 33' 37" E a distance of 1119.86 feet to a point (from which an aluminum right-of-way monument found bears N 79° 58' 46" E a distance of 2.72 feet) for corner;

S 74° 17' 14" E a distance of 102.48 feet to a 1/2 inch iron rod set for corner;

S 76° 35' 52" E a distance of 200.000 feet to an aluminum right-of-way monument found for corner;

S 72° 47' 01" E a distance of 300.67 feet to a 5/8 inch iron rod found for corner;

S 76° 35' 52" E a distance of 381.66 feet to a 5/8 inch iron rod found for corner;

S 87° 54' 28" E a distance of 101.99 feet to a 1/2 inch iron rod set for corner;

S 76° 35' 52" E a distance of 418.33 feet to a 1/2 inch iron rod set for corner;

S 73° 44' 07" E a distance of 200.25 feet to a 1/2 inch iron rod set for corner;

S 76° 35' 52" E a distance of 1593.24 feet to a 1/2 inch iron rod set for corner;

S 44° 12' 20" E a distance of 81.92 feet to a 1/2 inch iron rod set for corner in the northerly line of a tract of land described in a deed to Princeton Land Partners LP and recorded in Document No. 2005-0008977 (DRCCT);

THENCE departing the southerly right-of-way line of US Highway 380 and along the northerly line of said Princeton Land Partners LP tract N 89° 12' 41" W a distance of 996.48 feet to a 5/8 inch iron rod found for the most northwesterly corner of said Princeton Land Partners LP and also the intersection of the centerline of County Road 490 (a 40 foot prescriptive rights right-of-way) and the centerline of said Hazelwood Street;

THENCE departing northerly line of said Princeton Land Partners LP tract and along the centerline of said Hazelwood Street N 89° 21' 14" W a distance of 3457.21 feet to the Point of Beginning;

Containing within these metes and bound 56.404 acres or 2,456,948 square feet of land more or less.



**"Exhibit B"**

**STATE OF TEXAS  
COUNTY OF COLLIN**

**BEING** a tract of land situated in the John Snyder Survey, Abstract No. 865 in Collin County, Texas and being all of a tract of land as described in a deed to Thomas Craig, Stephen Dudley Heard and Lillie Heard Memorial Trust and recorded in Volume 3008, Page 1 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

**BEGINNING** at a nail and washer found for the intersection to the centerline of Hazelwood Street (County Rd. 456 a 40 foot prescriptive rights right-of-way) and the centerline of Boorman Lane (County Rd. 457 a 40 foot prescriptive rights right-of-way), said iron rod also being the most southwesterly corner of a tract of land as described in a deed to Thomas Craig and recorded in Volume 3581, Page 124 (DRCCT);

**THENCE** along and then departing the centerline of County Road 457 N  $89^{\circ} 13' 59''$  W a distance of 1847.99 feet to an iron pipe found for the most northwesterly corner of a tract of land described in a deed to James Sprouse and recorded in Volume 4955, Page 2971 (DRCCT) and also being in the easterly line of a tract of land described in a deed to III BS Legacy LLC and recorded in Document No. 20130307000311020 (DRCCT);

**THENCE** along the easterly line of said III BS Legacy LLC tract N  $00^{\circ} 51' 26''$  E, passing the most southeasterly corner of a tract of land described in a deed to Norma Jean Jenkins and recorded in Document No. 19980206000113070 (DRCCT) at 884.89 feet, and along the easterly line of said Norma Jean Jenkins tract for a total distance of 1475.45 feet to a 1/2 inch iron rod set for the most northeasterly corner of said Norma Jean Jenkins tract, said iron rod also being in the southerly right-of-way line of US Highway 380 (a variable width right-of-way) and the beginning of a non-tangent curve to the right having a radius of 5669.58 feet, a chord bearing S  $80^{\circ} 44' 23''$  E and a chord distance of 110.00 feet;

**THENCE** along said non-tangent curve to the right through a central angle of  $01^{\circ} 06' 42''$  for an arc length of 110.00 feet to a 1/2 inch iron rod set for corner;

**THENCE** departing the easterly line of said Norma Jean Jenkins tract and along the southerly right-of-way line of US Highway 380 as follows:

S  $74^{\circ} 50' 38''$  E a distance of 198.20 feet to a 1/2 inch iron rod set for corner;

S  $77^{\circ} 23' 11''$  E a distance of 157.38 feet to a 1/2 inch iron rod set for corner;

S  $76^{\circ} 35' 20''$  E a distance of 1250.96 feet to an aluminum right-of-way monument found for corner;

S  $45^{\circ} 37' 02''$  E a distance of 190.18 feet to an aluminum right-of-way monument found for corner;

N  $89^{\circ} 58' 55''$  E a distance of 20.50 feet to a 1/2 inch iron rod set for the most northwesterly corner of said Thomas Craig tract and also the centerline of said County Rd. 457;

**THENCE** departing the southerly right-of-way line of US Highway 380 and along the centerline of said County Rd. 457 S  $00^{\circ} 03' 24''$  W a distance of 972.97 feet to the Point of Beginning.

Containing within these metes and bound 53.597 acres or 2,334,671 square feet of land more or less.

## Princeton Crossroads Planned Development

### "Exhibit C" Planned Development Regulations

**General Background** – It is the goal of Princeton Crossroads to setup a Planned Development that provides complimentary land uses on the approximate 297acre parent tract located at the intersection of US 380 and Boorman Road. The development is divided into proposed development tracts that are intended to be somewhat flexible in land area. These tracts are divided by US 380 and Boorman as natural boundaries.

#### Tract 1 – SWC of Boorman and US 380 (53 Acres)

**Use Regulations** – Permitted uses for this tract shall be C-2 and MF-2.

**Area Regulations** – Density of MF-2 Development shall be 26 units per acre. Maximum Density of MF-2 for Tract 1 would be 312 units.

**Development Standards** – All development standards shall be per C-2 and MF-2 requirements set forth by the Princeton Zoning Ordinance.

#### Tract 2 – SEC of Boorman and US 380 (56 Acres)

**Use Regulations** – Permitted uses for this tract shall be C-2 and MF-2. Self Storage shall be an approved use in this tract.

**Area Regulations** – Density of MF-2 Development shall be 26 units per acre. Maximum Density of MF-2 for Tract 2 would be 312 units.

**Development Standards** – All development standards shall be per City of Princeton Zoning Ordinance. Self Storage Use shall be designed such that no unit bay doors shall be visible from US 380. The self storage

use shall be required to have a masonry screen wall around the subject tract to screen from adjacent uses. Maximum height of self storage use shall be 35'.

**Tract 3 – NEC of Boorman and US 380 (187 Acres)**

**Use Regulations – Permitted uses for this tract shall be single family, C-2, and a Town Center Zoning category that shall allow for various uses such as townhomes per SF-TH, MF-2, and C-2 within that sub district. The single family portion of the tract shall be designed to SF-1 and SF-2 standards. There shall be a minimum of 25% of SF-1 lots within the single family section of the tract. The approximate boundaries of the anticipated uses are shown on the Zoning Exhibit A. Senior Housing/Assisted Living shall be an allowed use by right in Tract 3.**

**Area Regulations – All area regulations shall be per City of Princeton Zoning Ordinance except as outlined below. Single Family Housing shall be allowed a maximum of 400 lots. Senior housing/assisted living shall be allowed a maximum of 250 units. The existing drainage way and ponds shall be counted towards any required open space/parks and shall be utilized in meeting the requirements for the various Tract 1,2, and 3 developments.**

**Development Standards – Per City of Princeton Zoning Ordinance.**

**CITY OF PRINCETON**

**ORDINANCE NO. 2020-08-24-01**

**AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM "PD 13" PLANNED DEVELOPMENT 13 TO "PD 13A" AMENDED PLANNED DEVELOPMENT 13, ON A PORTION OF THE JOHN SNYDER SURVEY, ABSTRACT NO. 865 AND THE JOHN H. STANFORD SURVEY, ABSTRACT NO. 866; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the owner of the property generally described as 297 acres of land situated in the John Snyder Survey, Abstract No. 865 and the John H. Stanford Survey, Abstract No. 866, City of Princeton, Collin County, Texas, as reflected on the map shown in Exhibit A; and

**WHEREAS,** the tract of land subject of this zoning amendment from "PD 13" Planned Development 13 to "PD 13A" Amended Planned Development 13, is more particularly described by metes and bounds description set forth in Exhibit B; and

**WHEREAS,** the Planning and Zoning Commission held a public hearing, heard the case on August 17, 2020 and recommended approval of the zoning amendment from "PD 13 Planned Development 13 to "PD 13A" Amended Planned Development 13 on August 17, 2020 and

**WHEREAS,** the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from "PD 13 Planned Development 13 to "PD 13A" Amended Planned Development 13 on August 24, 2020 and

**WHEREAS,** the property subject of Planned Development No. 13, shall be subject to specific Amended Development Regulations and Concept Plan, attached hereto as Exhibit C; and

**WHEREAS,** all legal requirements, conditions and pre requisites having been complied with, the case now comes before the City Council for the City of Princeton for final consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS:**

**Section 1.** That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

**Section 2.** The Comprehensive Zoning Ordinance Number 2016-01-25-01 of the City of Princeton be, and the same is hereby, amended by amending the Zoning Map of

the City of Princeton so as to reflect the property described in Exhibits A and B the zoning change classification from "PD 13" Planned Development 13 "PD 13A" Amended Planned Development 13.

**Section 3.** That Amended Planned Development No. 13 shall be subject to the Amended Development Regulations and Concept Plan attached hereto as Exhibit C and incorporated herein by reference as if fully set forth herein and for all purposes.


**Section 4.** That all ordinances of the City of Princeton in conflict with the provisions of this Ordinance be, and are the same hereby repealed, and all other provisions of the ordinances of the City of Princeton not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section 5.** If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

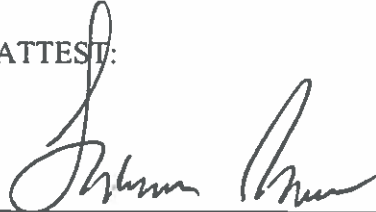
**Section 6.** Any person, firm or corporation who violates any provision of this Ordinance or Princeton's Comprehensive Zoning Ordinance No. 2016-01-25-01 shall be deemed guilty of a misdemeanor, and upon conviction therefor, shall be fined in a sum not exceeding Two Thousand Dollars (\$2000.00), and each and every day such violation continues shall be continued a separate offense; provided, however, such penal provision shall not preclude a suit to enjoin such violation.

**Section 7.** This ordinance shall become effective from and after its adoption and publication as required by law.

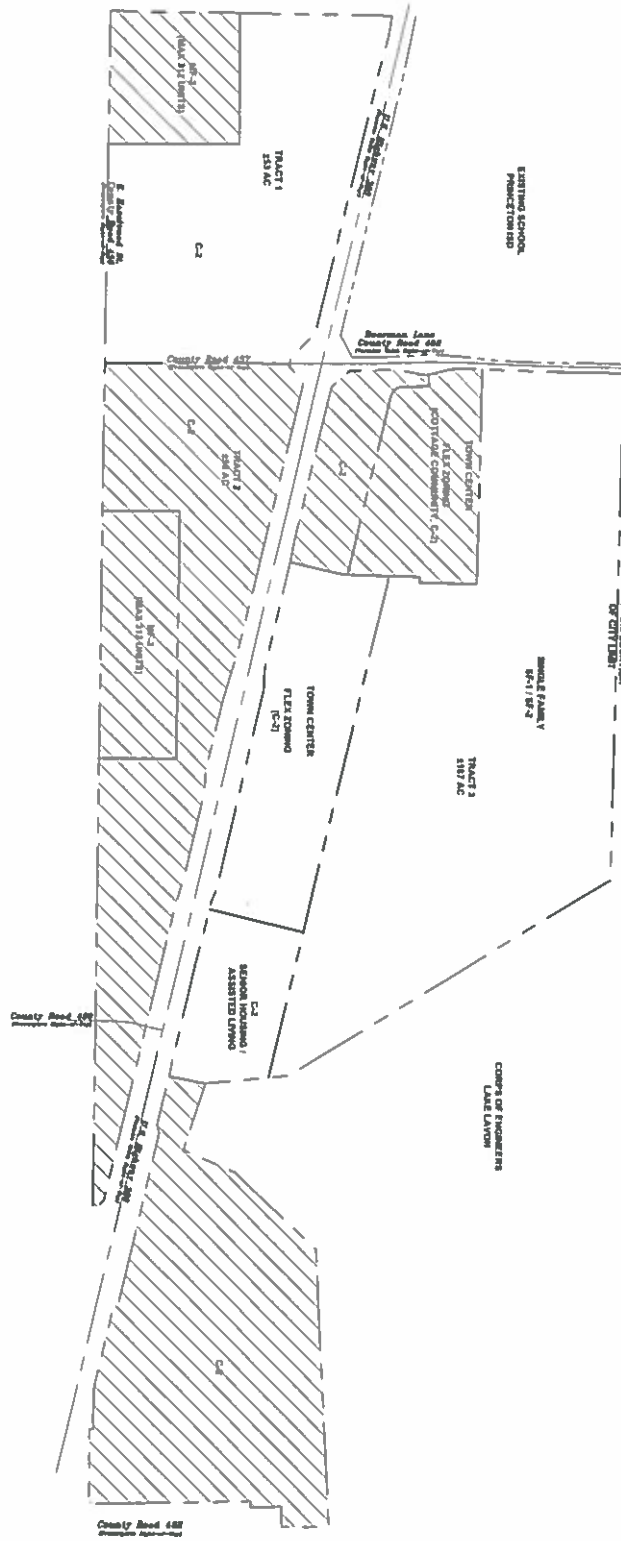
DULY PASSED AND APPROVED by the City Council of the City of Princeton, Texas, on this 24 day of August, 2020.

  
Steve DeHibow, Mayor Pro Tempore  
City of Princeton, Texas

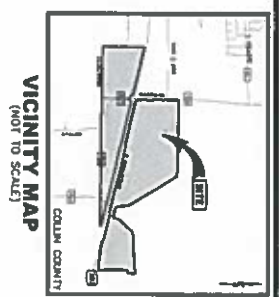
ATTEST:

  
\_\_\_\_\_  
Tabatha Monk, City Secretary  
City of Princeton, Texas





# "EXHIBIT A"



<b>EX-A</b>	Scale	1" = 300'
	Designed by	JAL
	Drawn by	JAL
	Checked by	JAL
	Date	July 20, 2020
Project No.		1018-001

## ZONING EXHIBIT

**PRINCETON CROSSROADS  
 U.S. HIGHWAY 380  
 & BOORMAN LANE**  
 City of Princeton, Collin County, Texas

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
 LINCOLN CONSULTING & ENGINEERING  
 114000 Date: 7/20/20

**LCE LINCOLN**  
 CONSULTING & ENGINEERING  
 P.O. Box 11776  
 Wylie, Texas 75258  
 Phone (214) 218-2000  
 Fax (214) 218-2000  
 www.lceinc.com

# "Exhibit B"

## LEGAL DESCRIPTION

Being a tract or parcel of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas, being part of a called 187.102 acre tract of described in deed to IC-SB Princeton Land Partners, LP, recorded in Instrument No. 20160630000828500, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap found at the easterly southwest corner of said 187.102 acre tract, at the south end of a corner clip in the north right-of-way line of U.S. Highway 380 (variable width right-of-way) and the east right-of-way line of Boorman Lane (County Road 458, variable width right-of-way);

THENCE North 42 Degrees 20 Minutes 20 Seconds West, along said corner clip, a distance of 126.72 feet to a 1/2 inch iron rod with cap found at the north end of said corner clip;

THENCE North 01 Degrees 28 Minutes 28 Seconds West, along the east right-of-way line of said Boorman Lane, a distance of 243.40 feet to a 1/2 inch iron rod with cap found;

THENCE along the east right-of-way line of said Boorman Lane, the following courses and distances:

North 09 Degrees 48 Minutes 19 Seconds East, along the east right-of-way line of said Boorman Lane, a distance of 161.75 feet to a 1/2 inch iron rod with cap found;

North 13 Degrees 32 Minutes 38 Seconds West, along the east right-of-way line of said Boorman Lane, a distance of 14.05 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the POINT OF BEGINNING;

North 13 Degrees 32 Minutes 38 Seconds West, along the east right-of-way line of said Boorman Lane, a distance of 129.41 feet to a 1/2 inch iron rod with cap found at the beginning of a non-tangent curve to the right;

In a northeasterly direction along said non-tangent curve to the right whose chord bears North 00 Degrees 39 Minutes 24 Seconds East, a distance of 157.30 feet, having a radius of 3995.00 feet, a central angle of 02 Degrees 15 Minutes 22 Seconds, and an arc length of 157.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southwest corner of a called 88.208 acre tract of land, described to LGI Homes-Texas by deed recorded in Instrument Number 20190122000067090, Official Public Records, Collin County, Texas;

THENCE South 88 Degrees 38 Minutes 23 Seconds East, departing the east right-of-way line of said Boorman Lane, along a south line of said LGI Homes-Texas tract, a distance of 1129.56 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE along the west lines of said LGI Homes-Texas tract, the following courses and distances:

South 01 Degrees 21 Minutes 37 Seconds West, along a west line of said LGI Homes-Texas tract, a distance of 303.63 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

North 88 Degrees 39 Minutes 10 Seconds West, a distance of 30.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

South 01 Degrees 21 Minutes 37 Seconds West, a distance of 165.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

South 88 Degrees 39 Minutes 10 Seconds East, a distance of 30.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the northwest corner of a called 5.021 acre tract of land described to the City of Princeton, Texas by deed recorded in Instrument Number 20181001001218960, Official Public Records, Collin County, Texas;

THENCE South 13 Degrees 20 Minutes 09 Seconds East, along the west line of said 5.021 acre tract, a distance of 46.89 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the northeast corner of a called 1.165 acre tract of land described to the City of Princeton, Texas by deed recorded in Instrument Number 20181001001218950, Official Public Records, Collin County, Texas;

THENCE along the north and west lines of said 1.165 acre tract, the following courses and distances:

North 88 Degrees 38 Minutes 23 Seconds West, a distance of 83.79 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

South 16 Degrees 03 Minutes 23 Seconds West, a distance of 31.95 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

South 01 Degrees 21 Minutes 37 Seconds West, a distance of 104.28 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the beginning of a non-tangent curve to the right;

In a southwesterly direction along said non-tangent curve to the right whose chord bears South 02 Degrees 42 Minutes 02 Seconds West, a distance of 21.06 feet, having a radius of 450.00 feet, a central angle of 02 Degrees 40 Minutes 53 Seconds , and an arc length of 21.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;



THENCE North 76 Degrees 36 Minutes 40 Seconds West, departing the west lines of said 1.165 acre tract, a distance of 914.48 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the beginning of a curve to the right;

THENCE in a northwesterly direction along said curve to the right whose chord bears North 39 Degrees 02 Minutes 34 Seconds West, a distance of 78.65 feet, having a radius of 64.50 feet, a central angle of 75 Degrees 07 Minutes 59 Seconds, and an arc length of 84.58 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the end of said curve to the right;

THENCE North 01 Degrees 28 Minutes 28 Seconds West, a distance of 140.62 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE South 88 Degrees 31 Minutes 32 Seconds West, a distance of 61.59 feet to the POINT OF BEGINNING and containing 602,004.09 square feet or 13.820 acres, more or less.

# "Exhibit C"

## Tract 3 – NEC Boorman and US 380 (187 Acres)

Use Regulations – Permitted uses for this tract shall be single family, C-2, and a Town Center Zoning category that shall allow for various uses such as **cottage community uses** per MF-2, and C-2 within that sub district except as outlined below. The single family portion of the tract shall be designed to SF-1 and SF-2 standards. There shall be a minimum of 25% of SF-1 lots within the single family section of the tract. The approximate boundaries of the anticipated uses are shown on the Zoning Exhibit A. Senior Housing/Assisted Living shall be an allowed use by right in Tract 3.

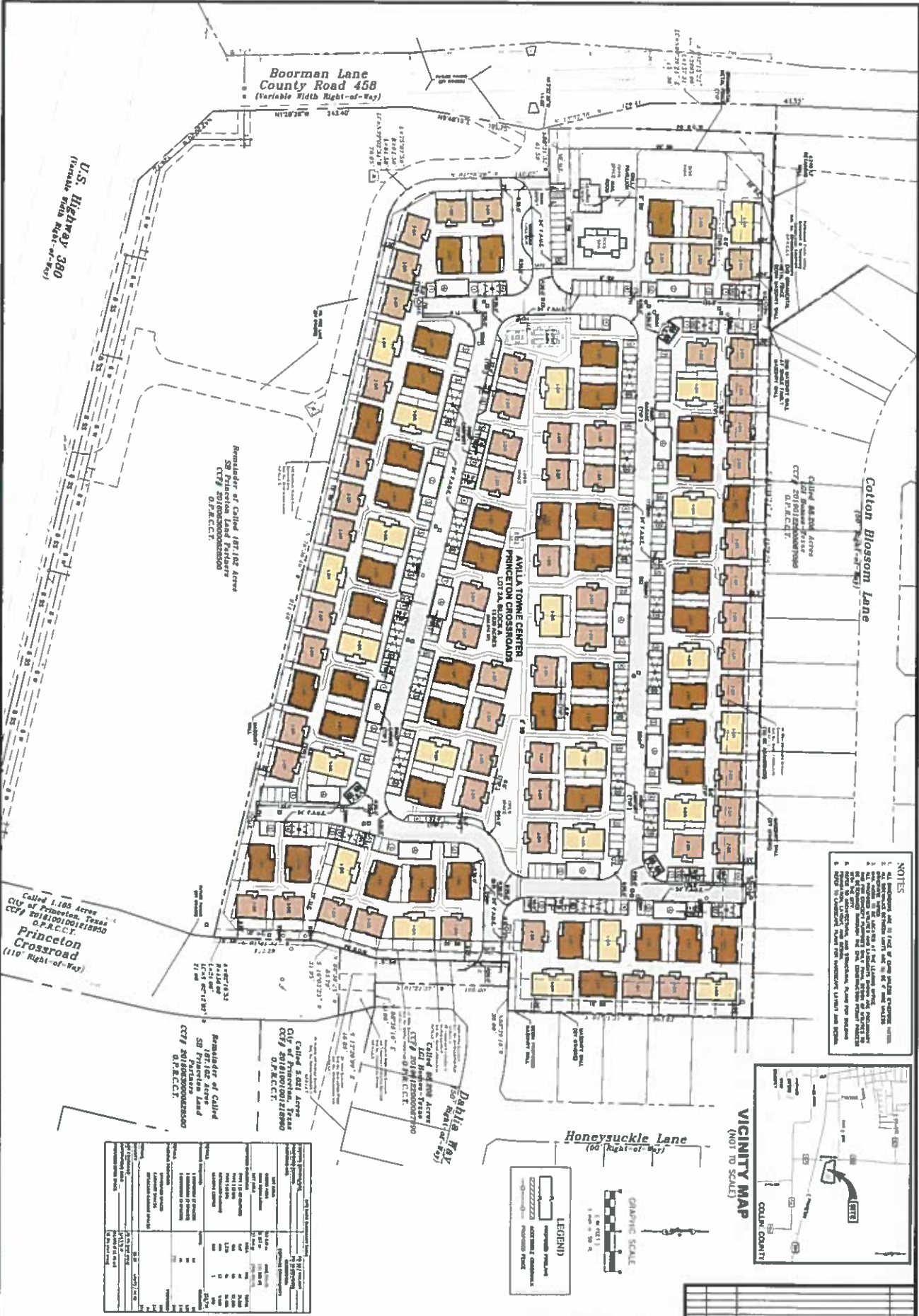
Area Regulations – All area regulations shall be per City of Princeton Zoning Ordinance except as outlined below. Single Family Housing shall be allowed a maximum of 400 Lots. Senior housing/assisted living shall be allowed a maximum of 250 units. The existing drainage way and ponds shall be counted towards any required open space / parks and shall be utilized in meeting the requirements for the various Tract 1, 2, and 3 developments.

Development Standards – Per City of Princeton Zoning Ordinance except as outlined below. **The cottage community use shall follow the MF-2 district standards with the following exceptions:**

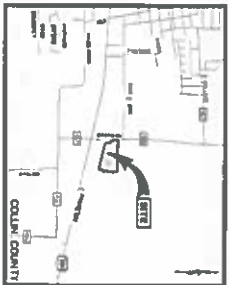
- **Minimum 1 Bedroom unit size – 635 sf**
- **Refuse Facilities – Due to the reduced overall unit density of the cottage community use, refuse facilities will be a maximum of 400 feet from a dwelling unit.**
- **Fence and Screening:**
  - **In the event that cottage community district sides or backs upon a Single Family or Two Family District, a 6-foot solid masonry screening wall shall be installed adjacent to the property by the builder at the time of construction of any cottage community district. In the event a masonry screening wall is already installed adjacent to the property, the cottage community district can utilize the existing wall to meet the masonry screening requirement.**
  - **In the event that cottage community district sides or backs upon a Commercial District, a 6-foot solid masonry screening wall shall be installed adjacent to the property by the builder at the time of construction of any cottage community district.**
  - **In the event that cottage community district sides or backs upon a street/Right-of-Way or Open Space, a 6-foot ornamental metal fence shall be installed adjacent to the property by the builder at the time of construction of any cottage community district.**
  - **Cottage community Internal dwelling unit fences to be 6-foot standard wood fencing.**
  - **All fencing to be maintained throughout the existence of the cottage community development by the owner of the community.**

- Cottage community building separation minimum to be 8-feet (foundation to foundation). All resident units to be fire sprinkled per NFPA-13D requirements.
- Detached Garages and covered parking to be allowed per the "PD" Concept Site Plan.
- Cottage community to be 1 story max height residential buildings.
- Cottage community open space to be per "PD" Concept Site Plan.
- Cottage community shall comply with City parkland dedication requirements.
- Cottage community shall meet the minimum landscaping requirements of Chapter 37 of Municipal Code.
- Cottage community resident units shall have a minimum of 80% masonry on the exterior finishes of buildings. Masonry consists of brick, stone or stucco.
- Cottage community amenities to include:
  - Pool/Spa
  - Dog Park
  - Outdoor Grill & Pergola
  - Event Lawn
  - Fire Pit
  - Open Space

Exhibit "C"



- NOTES**
1. All dimensions are in feet or feet and inches unless otherwise noted.
  2. Dimensions are given to the centerline of the building unless otherwise noted.
  3. Dimensions are given to the centerline of the driveway unless otherwise noted.
  4. Dimensions are given to the centerline of the sidewalk unless otherwise noted.
  5. Dimensions are given to the centerline of the street unless otherwise noted.
  6. Dimensions are given to the centerline of the lot unless otherwise noted.
  7. Dimensions are given to the centerline of the easement unless otherwise noted.
  8. Dimensions are given to the centerline of the right-of-way unless otherwise noted.



GENERAL NOTES	
1. All dimensions are in feet or feet and inches unless otherwise noted.	
2. Dimensions are given to the centerline of the building unless otherwise noted.	
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4. Dimensions are given to the centerline of the sidewalk unless otherwise noted.	
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6. Dimensions are given to the centerline of the lot unless otherwise noted.	
7. Dimensions are given to the centerline of the easement unless otherwise noted.	
8. Dimensions are given to the centerline of the right-of-way unless otherwise noted.	

**CP0.1**

Scale: 1" = 30'

Designed by: JAL

Drawn by: JAL

Checked by: JAL

Date: July 20, 2010

Project No. 1015-001

**"PD" CONCEPT SITE PLAN**

**AVILLA TOWNE CENTER PRINCETON CROSSROADS LOT 2, BLOCK A**  
 City of Princeton, Collin County, Texas

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

LINCOLN CONSULTING & ENGINEERING  
 No. 1401

Contract: PRINCETON, TEXAS  
 P.O. No. 1015-001

**LCE LINCOLN**  
 CONSULTING & ENGINEERING

P.O. Box 1170  
 Dallas, Texas 75266  
 Phone: (214) 216-8000  
 Fax: (214) 216-8000  
 Email: info@lceinc.com

Wylie, Texas 75256  
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